

Offered By: Mayor Sachs

Second: Chairman Tyler

Date: October 15, 2015

**Minutes of September 17, 2015 Land Use Board Meeting**

**Regular Meeting** of the Hazlet Township Land Use Board scheduled for September 17, 2015 was called to order at 7:30PM with a Salute to the Flag followed by a moment of Silent Prayer and a Reading of the Letter of Compliance by Trish Cullen.

**ROLL CALL:**

**Present:** Mr. Bace, Vice Chairman Lavan, Chairman Tyler, Mr. Skowronski, Mayor Sachs, Mr. Moore, Mr. Byrne

**Professionals-** Mrs. Keegan, Mr. Vella, Mr. Matlack

**Absent:** Mr. Solomeno, Mr. Nicholl, Deputy Mayor Aagre, Mr. Sanfilippo, Mr. Grossman, Mr. Vignola, Mr. Kittner

**MOTION: To approve the minutes of the Regular Meeting of August 20, 2015.**

**Motion to Approve:**

**Offered:** Vice Chairman Lavan

**Second:** Chairman Tyler

ROLL CALL

|                              | <u>Yes</u>                          | <u>No</u>                |
|------------------------------|-------------------------------------|--------------------------|
| Mr. Nicholl                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mr. Byrne                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Mr. Bace                     | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mr. Vignola                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mr. Solomeno                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| Vice Chairman Lavan          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Chairman Tyler               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Deputy Mayor Aagre           | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mayor Sachs                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>Alt #1</b> Mr. Grossman   | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>Alt #2</b> Mr. Moore      | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>Alt #3</b> Mr. Skowronski | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>Alt #4</b> Mr. Sanfilippo | <input type="checkbox"/>            | <input type="checkbox"/> |

**Memorial Resolution # -15-09L- Verizon Wireless; 100 Village Court; Block 242 Lot 3.02; BP1 Zone. Applicant obtained preliminary and final site plan approval to add 3 roof top wireless telecommunication antennas and supporting equipment in a fenced compound at grade with various waiver requests.**

**Motion to Approve:**

**Offered: Mr. Bryne**

**Second: Chairman Tyler**

| <u>ROLL CALL</u>             | <u>Yes</u>                          | <u>No</u>                |
|------------------------------|-------------------------------------|--------------------------|
| Mr. Nicholl                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mr. Bryne                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Mr. Bace                     | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mr. Vignola                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mr. Solomeno                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| Vice Chairman Lavan          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Chairman Tyler               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Deputy Mayor Aagre           | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mayor Sachs                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>Alt #1</b> Mr. Grossman   | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>Alt #2</b> Mr. Moore      | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>Alt #3</b> Mr. Skowronski | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>Alt #4</b> Mr. Sanfilippo | <input type="checkbox"/>            | <input type="checkbox"/> |

**Administrative Change:**

**Rave SL Tenant, LLC-** Modify the condition to provide that any development on the New Lot will require an LOI from the DEP.

**Motion to Approve:**

**Offered: Mayor Sachs**

**Second: Mr. Moore**

| <u>ROLL CALL</u> | <u>Yes</u>               | <u>No</u>                |
|------------------|--------------------------|--------------------------|
| Mr. Nicholl      | <input type="checkbox"/> | <input type="checkbox"/> |

|                       |                                     |                          |
|-----------------------|-------------------------------------|--------------------------|
| Mr. Byrne             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Mr. Bace              | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mr. Vignola           | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mr. Solomeno (absent) | <input type="checkbox"/>            | <input type="checkbox"/> |
| Vice Chairman Lavan   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Chairman Tyler        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Deputy Mayor Aagre    | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mayor Sachs           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Alt #1 Mr. Grossman   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Alt #2 Mr. Moore      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Alt #3 Mr. Skowronski | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Alt #4 Mr. Sanfilippo | <input type="checkbox"/>            | <input type="checkbox"/> |

**New Case # -15-13L- Buhler; 5 Maple Drive; Block 219 Lot 1; BH Zone. Applicant is seeking permission to replace an existing 20ft x 24ft garage.**

Mr. Sliwinski- My name is Theodore Sliwinski and I represent Buhler Capital Corp and we are asking for some minor variances basically setback variances.

Mr. Vella- We will mark A-1 as survey of property and A-2 drawings of garage. We have determined that it's not an expansion of a non-conforming use since it's a replacement. One issue is that it is a business zone with a residential house. We need conformation that this garage will not be used for commercial purposes.

Mrs. Keegan- I did speak with Carlos and he did confirm that this will not be used for Buhler's business.

Mr. Vella- On a lot that's 80x100 what would be the setbacks if it was a residential zone?

Mrs. Keegan- 10ft from the rear and side but this has 2 fronts so it requires a 25ft setback. The 10ft in the back is not a variance.

Mr. Vella- If this was zoned residential it would conform.

Mr. Matlack- The 50ft front yard setback is actually is about 46/47ft so we did note that on the review letter.

Mrs. Keegan- It does scale to that but if you use the dimensions on the lot I think that the scale is off on the survey. I would make note that there is no permanent driveway and we do have a section of the ordinance where a driveway should be of a permanent surface.

Mr. Vella- Have you talked to your client about a driveway.

Mr. Sliwinski- They have no problem with that.

Mr. Vella- Conditions are that the garage cannot be used for commercial uses and that the applicant will revise the plans to provide a driveway with apron.

**Motion to Approve:**

**Offered: Mr. Skowronski**

**Second: Mayor Sachs**

ROLL CALL

Yes

No

Mr. Nicholl

Mr. Byrne

Mr. Bace

Mr. Vignola

Mr. Solomeno (absent)

Vice Chairman Lavan

Chairman Tyler

Deputy Mayor Aagre

Mayor Sachs

**Alt #1** Mr. Grossman

**Alt #2** Mr. Moore

**Alt #3** Mr. Skowronski

**Alt #4** Mr. Sanfilippo

**Close citizen hearing:**

**VOICE VOTE: YES**

**Motion to Adjourn: Sole Offer**

**Next Meeting:**

**Patricia Cullen**

**Secretary**

